



## Westmoreland House, Goring-By-

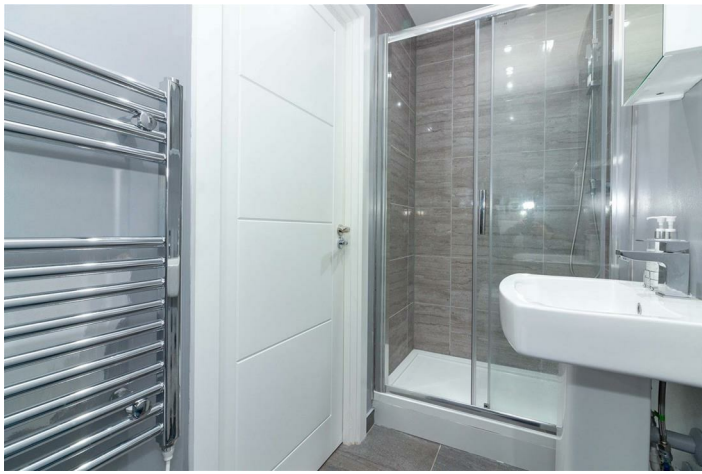
Offers In Excess Of  
**£115,000**  
Leasehold

- Third Floor Apartment
- Kitchen with appliances
- Passenger lift
- Allocated parking
- NO FORWARD CHAIN
- Studio Flat
- Shower room/ W.C
- EPC Rating - D
- Viewing essential

Robert Luff & Co are delighted to offer this beautifully presented third floor Studio Apartment being part of the conversion in 2019. The property is situated in an excellent position for shops, bus route, mainline railway station and doctors surgery. There is a passenger lift to the third floor and the apartment has a wonderful finish, fitted kitchen appliances, useful storage cupboard and modern shower/w.c. Other benefits are an allocated parking space, long lease, remainder of builders warranty and NO FORWARD CHAIN. Viewing is essential.

T: 01903 331567 E: [goring@robertluff.co.uk](mailto:goring@robertluff.co.uk)  
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## Accommodation

### Entrance Hall

door into Studio Room

### Communal Entrance

Security entry phone system and lift or stairs to first floor.

### Studio Room 17'4" x 10'3" (5.30 x 3.130)

Hardwood effect flooring, two windows, two electric heaters, electric circuit board fuse box, entryphone handset, spotlights, smooth ceiling, smoke detector, door to cupboard with fitted washer/dryer machine, hanging rail and water tank.

### Kitchen Area

Matching range of floor and wall units with work top surfaces and inset single bowl single drainer sink unit with mixer tap over, slimline dishwasher, oven, hob and extractor and fridge/freezer, part tiled walls.

### Shower Room/W.C.

Double shower cubicle with wall mounted shower with large drench head and side rinser, wash hand basin, low-level u.c, obscured window, electric shaver point, part tiled walls, heated towel rail, smooth ceiling with spotlights, tiled flooring.

### Parking Space

Accessed from Nelson Road on the left hand side and is lettered BH.

### Lease/Goring Rent & Service Charge

Lease: Approximately 124 years remaining

Ground rent and service charge: Approximately £720 per annum



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## Floor Plan



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	57
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.